

Land Use Amendment in Horizon (Ward 10) at Multiple Addresses, LOC2023-0153

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.92 acres \pm) located at #1000, #3000, #4000 and #5000, 2600 – 48 Avenue NE (Condominium Plan 2210879, Units 1 to 4; Condominium Plan 2210879, Common Property) from Direct Control (DC) District to Direct Control (DC) District to allow for the additional use of Place of Worship – Small, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 5:**

That Council give three readings to **Proposed Bylaw 236D2023** for the redesignation of 1.99 hectares \pm (4.92 acres \pm) located at #1000, #3000, #4000 and #5000, 2600 – 48 Avenue NE (Condominium Plan 2210879, Units 1 to 4; Condominium Plan 2210879, Common Property) from Direct Control (DC) District to Direct Control (DC) District to allow for the additional use of Place of Worship – Small, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application proposes a Direct Control (DC) District based on the Industrial – Commercial (I-C) District to allow for primarily light industrial and limited small-scale commercial uses, maintaining the increased height and floor area ratio from the existing DC District (Bylaw 88D2022) while adding the discretionary use of Place of Worship – Small.
- The proposal allows for the addition of Place of Worship – Small to the allowable uses on the site that is complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Continuation of light industrial uses in close proximity to the airport provides jobs, promotes an efficient use of infrastructure, and supports the commercial businesses in the area while the proposed new use of Place of Worship - Small provides a complimentary use to the commercial uses in the area.
- Why does this matter? It is important to support and maintain industrial and employment uses within established industrial areas to advance Calgary's economic development goals and support the users of the areas with additional amenities as well.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use application, in the northeast community of Horizon, was submitted by CivicWorks on behalf of the landowner, Horizon 48 Ltd., on 2023 June 9. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends to provide additional flexibility for future tenants with the addition of the Place of Worship - Small use.

Land Use Amendment in Horizon (Ward 10) at Multiple Addresses, LOC2023-0153

The subject site is approximately 1.99 hectares (4.92 acres), split into four individual parcels and common property to allow for a condominium subdivision. It is located east of Barlow Trail NE and north of 48 Avenue NE. The site is currently undeveloped, however development permits have been approved for commercial uses on the southern parcel, light industrial uses on the two middle parcels and self storage on the northern parcel.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant mailed a letter outlining the project to neighbouring businesses and landowners, monitored a dedicated email and phone line, and followed-up with a second set of mailers two months later. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district maintains opportunities for industrial and commercial uses while increasing flexibility for tenants to serve the area.

Environmental

This application does not include any actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this

Land Use Amendment in Horizon (Ward 10) at Multiple Addresses, LOC2023-0153

site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment enables additional flexibility of uses, while maintaining the mix of commercial and industrial options currently allowable on the site. This would allow for additional employment opportunities in the area and would support existing commercial businesses, advancing Calgary’s economic development goals.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 236D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform